



**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3012072

Applicant Name: Bob Wicklein, Seneca Real Estate, for Center Art, LLC

Address of Proposal: 305 Harrison Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 9,100 square foot addition to an existing building. Project also includes construction of new walkways and landscape areas and entails 5,400 cubic yards of grading

The following approval is required:

SEPA – for conditioning only, per SMC Chapter 23.05*

*The Seattle Center issued the *Seattle Center 2011 Updated Master Plan and Addendum to the Final Environmental Impact Statement Seattle Center Master Plan* on February 17, 2011. The EIS Addendum adds information to the Draft (January 3, 2008) and Final (June 19, 2008) EISs for the Seattle Center's *Master Plan*. This application is for conditioning only per SMC 25.05.660, Substantive Authority and Mitigation.

BACKGROUND DATA

Site Location: The proposal site is located on the Seattle Center Campus, to the west of the Space Needle and Space Needle auto court. The area is bounded on the west by the existing Seattle Center Mural Stage and on the south by the Pacific Science Center. The site formerly was used as the Center's Fun Forest and occupied by a variety of outdoor carnival-type rides. The Fun Forest Pavilion, which formerly housed a variety of the carnival-type rides and games, will be preserved on site to house a glass art exhibit.

Zoning: NC3 85'

Parcel Size: 384,062 sq. ft.

Existing Use: Space Needle, exhibition halls, theatres and performance halls, park.

Proposal Description: Seattle Center would lease out the South Fun Forest area to a tenant who would maintain a glass art exhibit and art garden. The existing Fun Forest pavilion would be renovated to add approximately 3,350 square feet of floor area for retail and lobby, and approximately 250 square feet for an entry vestibule on the south side of the pavilion. An attached glass atrium of approximately 5,600 square feet would be constructed on the east side of the existing building. Ancillary outdoor spaces would include a garden. Earth moving for the site preparation and garden construction would total about 2,700 cubic yards of soil.

Public Comment: The SEPA comment period ran from March 17, 2011, to March 30, 2011. No written or other comments were received during the comment period.

ANALYSIS – SEPA

Environmental impacts of the proposal have been analyzed in the *Addendum to the Final Environmental Impact Statement Seattle Center Master Plan*, prepared by Seattle Center and dated February 17, 2011.

Seattle Municipal Code (SMC) Section 25.05.660 provides that proposals can be conditioned or denied in order to mitigate environmental impacts. All conditions must be related to impacts identified in the environmental documents, based on adopted policies, and must be reasonable and capable of being accomplished. This proposal is reviewed under that substantive SEPA authority.

Disclosure of the potential environmental impacts from this project was made in the environmental document listed above. This information, supplemental information provided by the applicant (plans, written descriptions of the project, environmental documents), and the experience of this agency with review of similar projects form the basis for this analysis and conditioning.

The SEPA Overview Policy (SMC 25.05.665) establishes the relationship between codes, policies, and environmental review. Specific policies for specific elements of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states in part, “where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation (subject to some limitations).”

Under certain limitations/circumstances, (SMC 25.05.665 D 1-7) mitigation can be considered. Thus a more detailed discussion of some of the impacts is appropriate.

Compatibility with Existing Land Use

The existing Fun Forest pavilion is classified as a “commercial use” in the subset of “entertainment use” according to the Seattle Municipal Code. An “entertainment use” is a “commercial use in which recreational, entertainment, athletic and/or cultural opportunities are provided for the general public, either as participants or spectators.” The glass art exhibition

space would fall within the same use category, as it is a commercial use in which cultural opportunities are provided to the general public.

No land use impacts are expected to be created with the conversion of the Fun Forest pavilion to the new exhibit space. Seattle Center is surrounded by Neighborhood Commercial zoning and this zoning provides a buffer between Seattle Center and neighborhood residences. No impacts to land use have been identified and no mitigation measures are required.

Air Quality

Demolition, grading and construction activities each may create adverse air quality impacts in the surrounding area. The Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality. The Seattle Stormwater, Grading and Pollution Control Ordinance regulate on-site grading activities and require that soil erosion control techniques be initiated for the duration of the work. Construction activities will include the following measures to minimize impacts to air quality:

- Emissions from construction equipment and trucks will be reduced by using new and/or well-maintained equipment.
- Prolonged periods of vehicle idling will be avoided.
- Dust produced by construction activities will be reduced by spraying areas of exposed soils and construction roadways with water or dust suppressants.
- Trucking material to and from the construction site will be controlled to avoid trips during peak travel times, thus minimizing secondary air quality impacts.
- Potentially dusty materials being brought onto and off the site will be covered and wheels will be washed to minimize dust pollution.

The developers of the Chihuly Exhibit shall secure Seattle Center approval of construction activities that will affect the air quality impacts within the Center grounds. Additionally, Seattle Department of Transportation approval will be required for truck access routes and for hours of trucking materials onto and off the public roads surrounding the site. Existing regulations are sufficient to control short-term air quality impacts expected from the project and no further condition is warranted.

Construction Noise

Grading and excavation will be required to prepare the site. The total excavation is expected to be 2,700 cubic yards. Other activities on site will be low noise generating construction activities. To reduce the noise impact of construction on nearby properties, construction activities other than that taking place totally within enclosed floors will be limited to non-holiday weekdays between 7:00 AM and 6:00 PM, and Saturdays from 9:00 AM to 5:00 PM. This mitigation, together with the limitations imposed of the Noise Ordinance, appear to be adequate to protect adjacent neighbors. No further conditioning under SEPA authority appears warranted.

Construction Drainage

The potential for erosion during construction operations will be mitigated through the implementation of Erosion and Sediment Control Best Management Practices as part of the construction permitting process. There is minimal or no potential for long-term erosion to control as a result of the proposed action as the objective of the proposal is the long-term stabilization of any disturbed area through permanent surfacing and plantings.

Other Construction impacts

Other construction activities, including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant.

Light and Glare Impacts

Because of the use of glass walls and internal lighting in that portion of the addition to the Fun Forest pavilion, this lighting would be visible from off site, in particular to pedestrians and motorists moving along Broad Street. This lighting, however, would be seen at a greater distance as of a lower intensity than that already existing at the base of the Space Needle. The added lighting would not cause glare impacts to motorists or pedestrians along Broad Street. Therefore no mitigation measures for light and glare are required.

CONDITIONS - SEPA

During Construction

1. To reduce the noise impact of construction on nearby properties, construction activities other than that taking place totally within enclosed floors will be limited to non-holiday weekdays between 7:00 AM and 6:00 PM, and Saturdays from 9:00 AM to 5:00 PM. Any changes to these limitations must be approved at least three working days in advance by the Land Use Planner, Michael Dorcy, (206-615-1393, or email: michael.dorcy@seattle.gov).

Signature: _____ (signature on file) Date: May 5, 2011
Michael Dorcy, Land Use Planner

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